

State of Oregon, County of Klamath
Recorded 04/26/2004 11:26 a m
Vol M04 Pg 24849
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After Recording Return to:
DAVID L. SIMINGTON
PENELOPE A. SIMINGTON

2835 Wantland
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

DAVID L. SIMINGTON
PENELOPE A. SIMINGTON

Same as above

Aspen Escrow
WARRANTY DEED
(INDIVIDUAL)

JOHN J. RAMOS, herein called grantor, convey(s) to DAVID L. SIMINGTON and PENELOPE A. SIMINGTON, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 64, MERRYMAN'S REPLAT OF OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$112,900.00.
(here comply with the requirements of ORS 93.930)

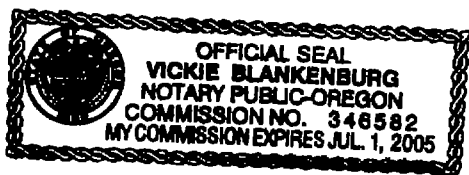
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated April 23, 2004

John J. Ramos
JOHN J. RAMOS

STATE OF OREGON, County of Klamath) ss.

On April 23, 2004 personally appeared the above named JOHN J. RAMOS and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.



Before me:
Vickie Blankenburg
Notary Public for Oregon
My commission expires: 7/01/05

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00058817

21.00 *